

**ZONING AND PLATTING COMMISSISON
SITE PLAN WAIVER REQUEST REVIEW SHEET**

CASE NUMBER: SP-2018-0155C **ZONING AND PLATTING COMMISSISON**
HEARING DATE: October 2nd, 2018

PROJECT NAME: Risher Martin Office

ADDRESS: 3904 Medical Parkway; District 10

APPLICANT: Bobby Engelke – (281) 589-2350
13915 Carriage Walk Lane
Houston, Texas 77077

AGENT: Thrower Design; Ron Thrower – (512) 476-4456
P.O. Box 41957
Austin, Texas 78745

CASE MANAGER: Clarissa Davis Phone: (512) 974-1423
clarissa.davis@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a medical office building located at 3904 Medical Parkway. Associated improvements include parking and drainage.

DESCRIPTION OF WAIVERS:

The applicant is requesting a Compatibility Waiver from § 25-2-1062(C), which requires construction and structures to be setback 23.5 feet from the triggering property lines.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The size of the site causes constraints for development. The site plan complies with all other requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA	15,170 square feet	0.34 acres	
EXISTING ZONING	LO		
WATERSHED	Waller Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	Medical Parkway		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	.7:1	-	0.29:1
BUILDING COVERAGE	50%	-	8.9%
IMPERVIOUS COVERAGE	70%	-	54%
PARKING	16	-	17

SUMMARY COMMENTS ON SITE PLAN:

The subject site is currently used as a single-family home. The applicant is proposing to construct a two

story medical office building. Associated improvements include 17 parking spaces, drainage and landscaping. The lot is zoned LO– Limited Office.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the single-family structure, zoned SF-3 to the north and west. Per Section 25-2-1062(C) of the Land Development Code – A person may not construct a structure 23.5 feet or less from property in an urban family residence (SF-5) or more restrictive zoning district; or on which a use permitted in an SF-5 or more restrictive zoning district is located.

ZONING AND PLATTING COMMISSION ACTION:

N/A

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Single-family
<i>North</i>	SF-3	Single-family
<i>South</i>	GR	Office
<i>East</i>	LR	Medical Office
<i>West</i>	SF-3	Single-family

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Medical Parkway	60 ft.	30 ft.	Collector

NEIGHBORHOOD ORGNIZATIONS:

- North Austin Neighborhood Alliance
- Central Austin Community Development Corporation
- Rosedale Neighborhood Assn.
- Sierra Club, Austin Regional Group
- Friends of Austin Neighborhoods
- SEL Texas
- Homeless Neighborhood Association
- Bike Austin
- Neighborhood Empowerment Foundation
- Shoal Creek Conservancy
- Preservation Austin
- Austin Independent School District
- Austin Neighborhood Council

CONTRACTOR WARNING:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS INDICATED ON THESE PLANS IS BASED PARTIALLY ON RECORDS OF THE CITY OF AUSTIN. WHERE POSSIBLE, MEASUREMENTS WERE TAKEN IN THE FIELD TO VERIFY LOCATIONS OF WATER, WASTEWATER AND STORM SEWER LINES. THE INFORMATION IS NOT SPECIFICALLY ACCURATE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS AS REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE LOCATION OF PROPOSED UTILITIES AS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE PROPOSED UTILITIES AS REQUIRED TO ALLOW THE DESIGN TO BE CONSTRUCTED.

NOTE: BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PROVIDED BY DAVID APPLE, A PROFESSIONAL LAND SURVEYOR. CONTOUR INFORMATION SUPPLEMENTED BY CITY OF AUSTIN TOPOGRAPHIC DATA.

PARKING TABLE: TOTAL PARKING SPACES REQUIRED (1:275 S.F. PROFESSIONAL OFFICE): 4,331 SF/275 = 16 SPACES. REGULAR PARKING SPACES PROVIDED: 14 SPACES. ADA PARKING SPACES PROVIDED (VAN ACCESSIBLE): 1 SPACE. COMPACT PARKING SPACES PROVIDED: 2 SPACES. TOTAL PARKING SPACES PROVIDED: 17 SPACES. TOTAL BICYCLE PARKING SPACES PROVIDED: 2 SPACES.

SITE SPECIFICATIONS: TOTAL SITE AREA: 15,170 SF. IMPERVIOUS COVER: BUILDING: 3,140 SF. DRIVEWAY: 2,530 SF. PARKING: 2,250 SF. (17 SPACES: 14 STANDARD, 2 COMPACT, 1 ADA SPACE). ON-SITE SIDEWALK: 200 SF. DUMPSTER/RECYCLING: 100 SF. TOTAL: 8,220 SF / 54.2% I.C. PARKING RATIO: 1:255 SF GROSS / 1:223 SF NET. ZONING: LO.

BUILDING SPECIFICATIONS: 3 UNITS (PROFESSIONAL OFFICE). 1st FLOOR GROSS - 1,344 SF (24' x 56') / 8.9%. 2nd FLOOR GROSS - 2,987 SF [(36.5' x 45') + (24' x 56')] / 19.1%. TOTAL GROSS - 4,331 SF / 28.6%. INTERIOR LOBBY / STAIRS - (541) SF. NET RENTABLE AREAS - 3,790 SF. (1,065 SF 1st FLOOR UNIT, 2,725 SF 2nd FLOOR UNITS). FAR: 0.29:1. BUILDING HEIGHT: 28'. FOUNDATION TYPE: CONCRETE SLAB ON GRADE.

SITE LEGEND

- BOUNDARY LINE
EASEMENT BOUNDARY
EXISTING CONTOURS
EXIST. STORM SEWER MANHOLE
EXIST. WASTEWATER MANHOLE
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
PROP. FIRE HYDRANT
PROP. HANDICAP SPACE
TRAVIS COUNTY PLAT RECORDS
DRAINAGE EASEMENT
PUBLIC UTILITY EASEMENT
FIRE LANE
ACCESSIBILITY ROUTE
TRAFFIC ARROWS

NOTES:

- 1. Trash containers shall not be left at curb side unattended. Signs must be posted on the building or at a location that is publicly visible indicating that trash containers may not be left at curbside.
2. A restrictive covenant may be required for enforcement purposes.
3. Service commitment from a commercial trash service must be provided indicating they can provide service.
4. Public Works will recommend the appropriate signage for the loading space.
5. Approval of these plans by the City of Austin indicates compliance with applicable City regulations only.
6. All ground-floor-level units or units accessible by elevator must be adaptable (a Fair Housing Act federal requirement).
7. 10% of all multi-family units must be accessible, but grab bars do not need to be installed until a prospective or current resident requests installation.
8. An accessible route is required to connect the accessible parking spaces to the accessible and adaptable first floor units and common areas.
9. Accessible entrances, doorways, and bathrooms are required in the first floor units.
10. Safe refuge areas are required for accessible units that are located above the first floor (particularly in buildings with elevators).
11. The Building Code and Fair Housing Act require 2% of total parking spaces to be accessible.
12. Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.
13. All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review.
14. A shaded sidewalk must be provided alongside at least 50 percent of the roadway or where building frontage is provided.
15. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under a shade device such as an awning or portico.
16. All exterior lighting will be hooded or shielded from the view of adjacent residential property.
17. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.
18. The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited.
19. The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.

SITE NOTES:

- 1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ACCESSIBLE PARKING MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
2. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE.
3. ALL ACTIVITIES WITHIN CEF'S SETBACK MUST COMPLY WITH LAND DEVELOPMENT CODE 25-8-281(C)(2), WHICH STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.
4. NO SWIMMING POOL, TENNIS COURT, BALL COURT, OR PLAYGROUND WILL BE CONSTRUCTED WITHIN 50 FEET OR LESS FROM ADJOINING PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE ZONING.
5. NO SOLID FENCE ALONG THE PROPERTY LINE WILL EXCEED AN AVERAGE OF SIX FEET OR A MAXIMUM OF SEVEN FEET.
6. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
7. A MINIMUM OF 98" MUST BE PROVIDED FOR VAN ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. THIS APPLIES TO THE PARKING GARAGE.

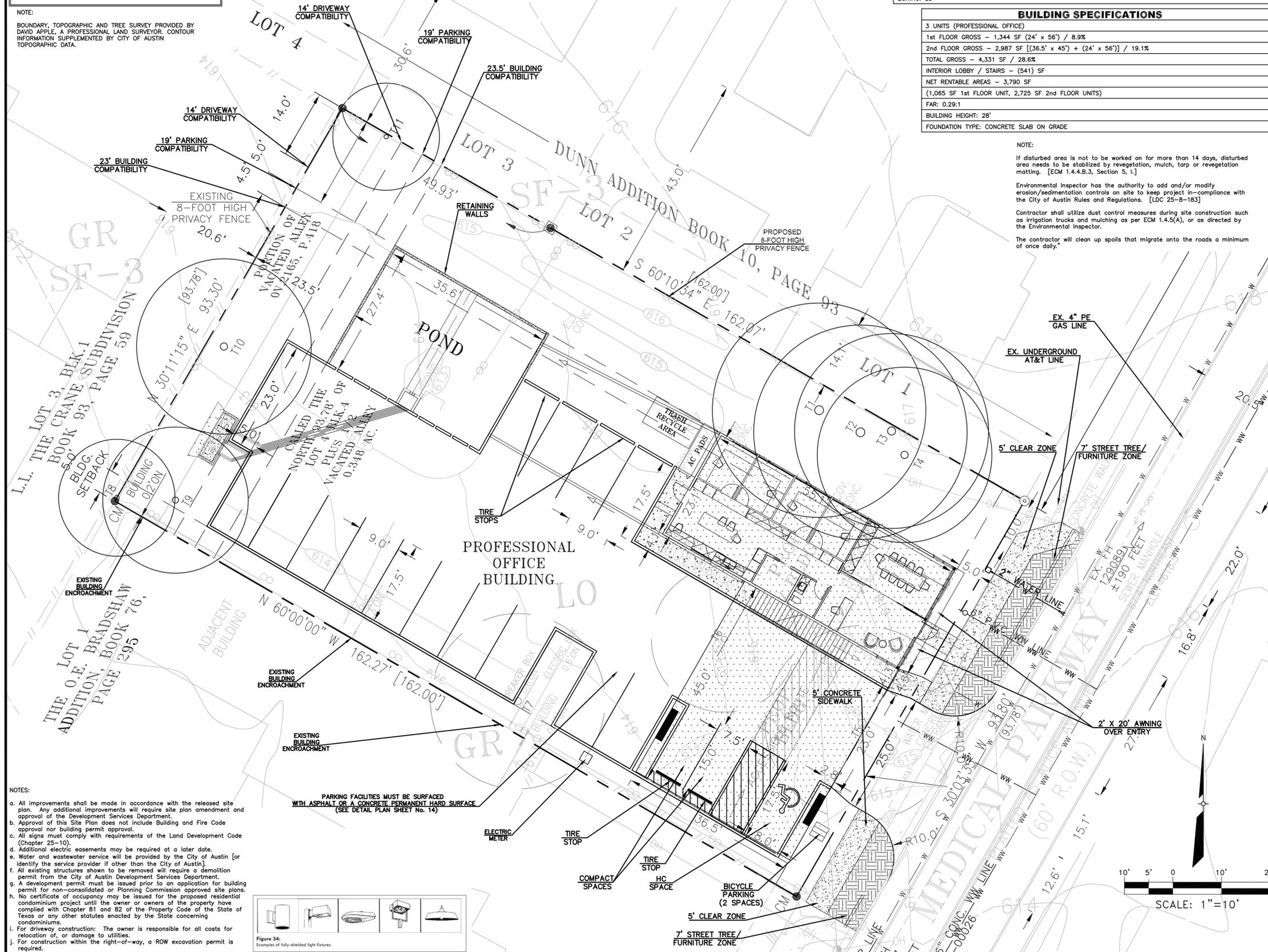
SITE PLAN RELEASE

FILE NUMBER: SP-2018-0155C EXPIRATION DATE: 04/10/2018
CASE MANAGER: CLARISSA E. DAVIS APPLICATION DATE: 04/10/2018
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON: N/A
APPROVED BY CITY COUNCIL ON: N/A
under Section 112 of Chapter 25-5 of the City of Austin Code.
Director, Development Services Department
DATE OF RELEASE: Zoning: LO
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

- NOTES:
a. All improvements shall be made in accordance with the released site plan.
b. Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
c. All signs must comply with requirements of the Land Development Code (Chapter 25-10).
d. Additional electric easements may be required at a later date.
e. Water and wastewater services will be provided by the City of Austin [or identify the service provider if other than the City of Austin].
f. All existing structures shown to be removed will require a demolition permit from the City of Austin Development Services Department.
g. A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
h. No certificate of occupancy may be issued for the proposed residential condominium project until the owner or owners of the property have complied with Chapter 81 and 82 of the Property Code of the State of Texas or any other statutes enacted by the State concerning condominiums.
i. For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
j. For construction within the right-of-way, a ROW excavation permit is required.

Figure 34. Examples of fully-shielded light fixtures.



DESIGNED BY: STAFF
DRAWN BY: STAFF
CHECKED BY: STAFF
PROJECT NAME:
FILE NAME:
DATE: AUGUST 2018
SCALE: AS NOTED
REVISED BY: MAR
CORRECTION/REVISION:
NO. BY DATE

RIVERA ENGINEERING
Professional Engineer
P. O. Box 9040 Austin, Texas 78769-0485
Registration #16823216

RisherMartin Office
3904 MEDICAL PARKWAY
AUSTIN, TEXAS 78756
SITE PLAN

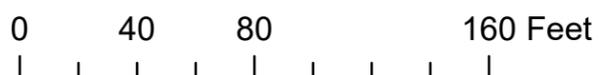
STATE OF TEXAS
MICHAEL A. RIVERA
REGISTRATION #16823216
PROFESSIONAL ENGINEER
SHEET 4 OF 23
SP-2018-0155C



Legend

-  Site Plan Case
-  Zoning

CASE#: SP-2018-0155C
 ADDRESS: 3904 Medical Parkway
 CASE NAME: Risher Martin Office
 MANAGER: Clarissa Davis



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Clarissa Davis